

ZONING ORDINANCE 14-__

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM RU-4
TO RU-2, PURSUANT TO THE APPLICATION OF KEN RYAN**

WHEREAS, A.R.S. § 11-814 allows property owners or their authorized agent to request amendments to the Zoning District boundaries through the Board of Supervisors in a public hearing; and

WHEREAS, the Cochise County Board of Supervisors recognizes that zoning amendments can affect land use patterns and therefore warrant careful consideration of local and regional impacts at a public hearing; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on the amendments to the Zoning District boundaries proposed by Applicant Bloomgarden Living Trust; and

WHEREAS, the Planning and Zoning Commission conditionally approved the request for a change in the Zoning District boundaries with no objection from the public; and

WHEREAS, the requested zoning district represents a correction of a non-compliance created by a previous owner; and

WHEREAS, the requested zoning will not alter the existing pattern of development in the neighborhood and is harmonious with the surrounding zoning districts; and

WHEREAS, the Cochise County Board of Supervisors promotes effective, early and continuous public participation by citizens; and

WHEREAS, the Board of Supervisors conditionally approved the request for a change in the Zoning District boundaries,

NOW, THEREFORE, BE IT RESOLVED that the Cochise County Zoning District Boundaries shall be amended as follows:

The zoning classifications for Tax Parcel 107-68-050B, as shown on the map attached to this Resolution as Exhibit A, are changed from R-36 to R-18. The property is located south of Sierra Vista, AZ. The property is further described as being in Section 31 of Township 22 South, Range 21 East of the G&SRB&M in Cochise

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Re: Amending Certain Zoning District Boundaries From R-36 to R-18, Pursuant To The Application Of The Bloomgarden Living Trust

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County, Arizona. The Board of Supervisors approves Docket Z-14-07 subject to the following condition of approval:

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning; and

2. It is the Applicants' responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 2nd day of December, 2014.

Ann English, Chairman
Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Arlthe G. Rios,
Clerk of the Board

Adam Ambrose,
Civil Deputy County Attorney